

Public Hearing for Town Meeting Warrant Articles 15, 16, 23, 24 & 25

Arlington Redevelopment Board
March 25, 2019



Article 15: Accessory Dwelling Units

To see if the Town will vote to amend the Zoning Bylaw to allow accessory dwelling units in the R0 and R1 Zoning Districts by amending SECTION 2 DEFINITIONS to define accessory dwelling units; amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to include the use in the table of uses; and creating a new section, SECTION 5.9.2. ACCESSORY DWELLING UNITS, containing standards for accessory dwelling units; or take any action related thereto.



Article 15

- Housing Production Plan identifies the need to develop a range of housing types (p.60)
- Accessory Dwelling Units (ADU) is one method
- ADUs are self-contained, secondary units sharing a lot with a primary dwelling unit that is either attached or separate. The proposed amendment recommends a unit wholly contained within an existing residential structure.
- ADUs provide flexible solutions for housing, diversify housing options without changing the physical character of neighborhoods.
- Units are considered part of the original property and can never be sold independent of it.



Article 15

- Two recommendations for the ARB to consider
- Residential Study Group:
 - Recommends the ARB take no action
 - Requires more consideration to remedy unintended consequences
- Housing Plan Implementation Committee:
 - Recommends adoption
 - Recommends also including detached structures that existed on site prior to February 14, 2019 to be an ADU, including a requirement for an annual certification, and requiring the structure to be owner-occupied.



Article 16: Affordable Requirements

To see if the Town will vote to amend the Zoning Bylaw by increasing the affordability requirements contained in Section 8.2

AFFORDABILITY REQUIREMENTS, such that a 6 greater number of affordable units would be required for certain projects; or take any action related thereto.



Article 16

- Initially submitted to increase affordable requirements for developments with 20 or more units
- Tiered requirement for affordability:
 - 6 to 19 units: 15% of units
 - 20 or more units: 20% of units



Article 16

- Petitioner worked with Department to allow for density bonuses that incorporate Articles 6, 7, 8, 10, and 13 when additional affordable units are proposed.
- Developments with 4 or 5 residential units would be allowed the density bonus by right.
- Reviewed by Town Counsel and Town Moderator and is within scope.



Article 16

- How Articles 6-14 change with amended Article 16:
 - Article 6, 7, & 8: Footnotes in density and dimensional tables reference the new section 8.2.4(C)
 - Article 9: Article could stand on its own
 - Article 10: Editorial changes may be necessary as allowed by scope, but article is not needed
 - Article 11: Article could stand on its own
 - Article 12: Article could stand on its own
 - Article 13: Article is not needed
 - Article 14: Article could stand on its own



Article 23: ZBA Meeting Materials

To see if the Town will vote to require the Zoning Board of Appeals to publish, on the Town Website, supporting documentation pertaining to items on its agenda; or take any action related thereto.



Article 23

- ZBA will be using Novus Agenda to post meeting materials
- Therefore, Petitioner stated there may not be a need to take action on this article.



Article 24: Half Story Definition

To see if the Town will vote to amend the Zoning Bylaw to amend the definition of Story, Half by amending SECTION 2 DEFINITIONS to reduce the defined height of a half story from 7 feet 3 inches to 7 feet so that the definition reads “Story, Half: A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet or more”; or take any action related thereto.



Article 24

- Submitted on behalf of the Residential Study Group.
- Reduction in the measurement of a half-story can mitigate the appearance of a full third story.
- Matches the definition in State Building Code.



Article 25: Driveway Slope Measurement

To see if the Town will vote to amend the Zoning Bylaw to amend the maximum allowable driveway slope by amending SECTION 6.1.10.A. LOCATION OF PARKING SPACES to require that the maximum allowable driveway slope cannot exceed 15% for the entire length of said driveway so that the provision reads “Any driveway leading to off-street parking on a lot shall not exceed a 15% downward slope for the entire length of said driveway, except by Special Permit”; or take any action related thereto.



Article 25

- Submitted on behalf of the Residential Study Group.
- Adjusts the driveway slope measurement in Section 6.1.10(A).
- Requires the slope to be 15% over the entire length of the driveway rather than an average across the length of the driveway.
- Further discussion with Town Engineer indicates the proposal may require additional work.

